

TOWN PLAN AND ZONING  
COMMISSION

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ITEM NO. 22  
FILE NO. 780

INTEROFFICE MAIL

November 9, 2017

TOWN COUNCIL OFFICE  
West Hartford, CT

Mr. Robert Palmer, Director of Plant Facilities  
50 South Main Street, Room 204  
West Hartford, CT 06107

**SUBJECT: 975 North Main Street- SUP #1314**

Dear Mr. Palmer:

At its regular meeting of November 6, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

**975 North Main Street-** Application (SUP #1314) of the Town of West Hartford (Robert Palmer, Director of Plant Facilities) requesting Special Use Permit approval for construction of a new science wing consisting of six (6) classrooms at Hall High School and associated site modifications to parking, vehicular circulation and landscaping. (Submitted for TPZ receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Prestage; Second/Akin) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
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[www.westhartford.org](http://www.westhartford.org)

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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by November 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. During the November 2019 lookback, the TPZ would like to review the following:
  - a. Screening on the property abutting 7 Hyde Road.
  - b. The plantings on the North side of the new building.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **November 24, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern  
Chairman TPZ/IWWA

C Matthew Hart, Town Manager  
Patrick Alair, Corporation Counsel  
Kimberly Boncham, Deputy Corporation Counsel  
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development  
Todd Dumais, Town Planner  
Kristen Gorski, Economic Development Specialist  
Subject File

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TOWN PLAN AND ZONING  
COMMISSION

CERTIFIED MAIL

November 9, 2017

Larry Marciano  
170 Kingswood Road  
West Hartford, CT 06107

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TOWN COUNCIL OFFICE  
West Hartford, CT

**SUBJECT: 170 Kingswood Road- SUP #1315**

Dear Mr. Marciano:

At its regular meeting of November 6, 2017, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

**170 Kingswood Road-** Application (SUP #1315) of Kingswood-Oxford School, LLC requesting Special Use Permit approval to construct a new athletic scoreboard and make changes to the existing scoreboards and photography tower on the playing fields. (Submitted for TPZ receipt on October 2, 2017. Required public hearing scheduled for November 6, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (Motion/Prestage; Second/'Donnell) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by November 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is **November 24, 2017**.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern  
Chairman TPZ/IWWA

C Matthew Hart, Town Manager  
Patrick Alair, Corporation Counsel  
Kimberly Boneham, Deputy Corporation Counsel  
Essie Labrot, Town Clerk

Mark McGovern, Director of Community Development  
Todd Dumais, Town Planner  
Kristen Gorski, Economic Development Specialist  
Subject File

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